



## 64 Royal House

Solihull, B91 3QQ

Andrew Grant



# 64 Royal House

Princes Gate 2-6, Homer Road, Solihull, B91 3QQ

**2 Bedrooms    1 Bathroom    1 Reception Room**

A spacious and well-presented two-bedroom apartment in the heart of Solihull, offering lift access and modern living in a highly sought-after location.

- Bright and generous two-bedroom second floor apartment with lift access and open plan living.
- Modern kitchen and bathroom, high ceilings and large windows throughout.
- Shared landscaped communal grounds.
- Allocated residents' parking within private grounds.
- Ideally situated on Homer Road, moments from Solihull town centre and station.

Located on the second floor of Royal House, this well-sized two-bedroom apartment offers bright, practical living in a prime Solihull location. It features an open plan kitchen and living area, two generous double bedrooms and a modern bathroom. The hallway includes storage and connects all rooms with ease. Large windows allow natural light to flow throughout, while distinctive rooflines add character to the space. The building benefits from lift access, providing convenience for residents and visitors alike. The property also includes allocated parking and access to landscaped communal grounds within this well-maintained development. Positioned just a short walk from Solihull Station, Touchwood Shopping Centre and the town centre, this is an ideal home for professionals, first-time buyers or those looking to downsize without compromising on location or practicality

**867 sq ft (80.5 sq m)**







## The kitchen and living room

This well-planned open plan kitchen and living area provides a bright, functional space designed for both everyday living and entertaining. The kitchen is set neatly along one side, offering generous worktop and cupboard space, complemented by sleek cabinetry and a contemporary splashback. Integrated appliances, including an oven, hob and extractor, are positioned for ease of use, with space for smaller appliances and a stainless steel sink that looks out across the living space.







The living area is filled with natural light from a large dormer-style window, enhancing the sense of space and creating a welcoming atmosphere. A sloped ceiling adds interest and character, while the layout allows plenty of room for a comfortable seating area and media setup. The open plan design promotes a connected living experience, with flexibility to arrange furniture to suit individual needs. Whether hosting guests or enjoying a quiet evening in, the space accommodates both with ease.











## The primary bedroom

The primary bedroom is generously sized and filled with natural light from a wide dormer window. The room features a striking sloped ceiling and provides ample space for a double bed, storage and a dedicated work or reading area. Its layout supports a variety of configurations to suit personal requirements. Positioned privately within the apartment, it offers a peaceful retreat with easy access to the main bathroom and hallway.







## The second bedroom

The second bedroom is well proportioned with a large window allowing in plenty of natural light. The angled ceiling adds interest to the space without compromising functionality. There is ample room for a double bed and additional furniture, making it suitable for a guest room, home office or family use.





## The bathroom

The bathroom is well arranged and finished to a high standard, featuring a fitted bath with overhead shower and clear glass screen. A wall-mounted basin with under-sink storage sits beneath a mirrored cabinet, providing both practicality and storage. Positioned conveniently off the hallway, this bathroom is easily accessible from both bedrooms and the main living area, ideal for daily use and visiting guests.





## The parking

The development includes secure residents' parking in a private courtyard. The allocated space is conveniently located and offers easy access to the building entrance, with additional visitor parking available nearby.



# Location

Situated on the desirable Homer Road in the heart of Solihull, Royal House offers the perfect balance of town centre convenience and residential tranquillity. Solihull town centre is just moments away, offering a vibrant mix of independent and high street retailers, restaurants and entertainment at Touchwood Shopping Centre.

Commuters are well served with Solihull Station just a short walk away, providing direct links to Birmingham Moor Street and London Marylebone. The M42 motorway and Birmingham Airport are also easily accessible, making this an ideal location for those needing to travel for work or leisure.

In addition to shopping and transport links, the area is known for its excellent schools, attractive parks and leisure amenities. Tudor Grange Park, Malvern and Brueton Park, and various fitness centres are all nearby, offering green spaces and recreation for all ages. Royal House is also close to reputable medical centres and everyday conveniences, contributing to its appeal as a prime residential location.

This property offers a rare opportunity to live in a spacious apartment within one of Solihull's most well-connected and sought-after addresses.

## Services

The property benefits from mains gas, electricity, water and drainage.

## Council Tax

The Council Tax for this property is Band E.

## Agent Note

The property is leasehold with 246 years remaining on the lease. There is an annual service charge of £2000 and annual ground rent of £300.

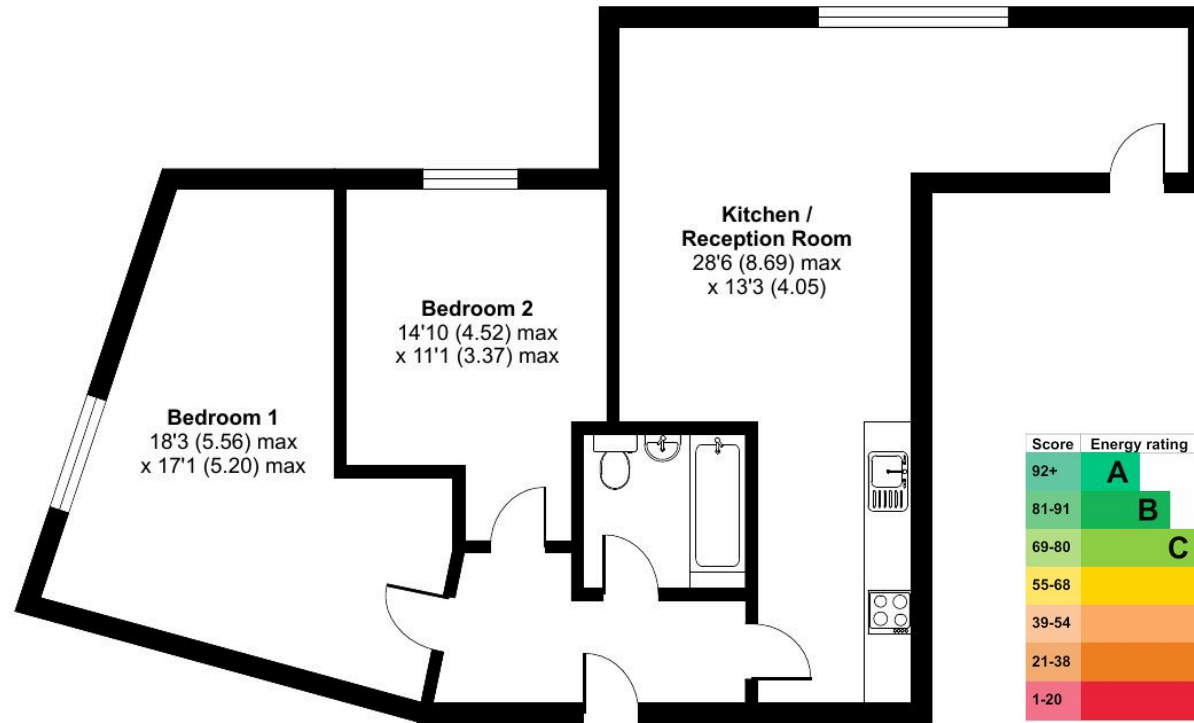




# Princes Gate, Homer Road, Solihull, B91

Approximate Area = 867 sq ft / 80.5 sq m

For identification only - Not to scale



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1331736



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